075.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,500 / 932,500
					USE VALUE:	932,500 / 932,500
					ASSESSED:	932,500 / 932,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
385		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINSTOCK DAVID & TANYA G/ TRS
Owner 2:	WEINSTOCK FAMILY TRUST
Owner 3:	
Street 1:	385 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEINSTOCK DAVID & TANYA -
Owner 2:	-
Street 1:	385 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Aluminum Exterior and 2559 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	384,400		548,100	932,500
Total Card	0.344	384,400		548,100	932,500
Total Parcel	0.344	384,400		548,100	932,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.40 | /Parcel: 364.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 47210
GIS Ref:
GIS Ref:
Insp Date: 06/16/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,300	0	15,000.	548,100	932,400	932,400	Year End Roll	12/18/2019
2019	101	FV	309,100	0	15,000.	548,100	857,200	857,200	Year End Roll	1/3/2019
2018	101	FV	309,100	0	15,000.	469,800	778,900	778,900	Year End Roll	12/20/2017
2017	101	FV	309,100	0	15,000.	438,500	747,600	747,600	Year End Roll	1/3/2017
2016	101	FV	309,100	0	15,000.	375,800	684,900	684,900	Year End	1/4/2016
2015	101	FV	307,900	0	15,000.	336,700	644,600	644,600	Year End Roll	12/11/2014
2014	101	FV	307,900	0	15,000.	311,600	619,500	619,500	Year End Roll	12/16/2013
2013	101	FV	295,700	0	15,000.	297,100	592,800	592,800		12/13/2012

!6245!

PRINT

Date	Time
12/10/20	21:02:42

LAST REV

Date	Time
03/02/19	16:22:39

apro

PAT ACCT. 6245

USER DEFINED

Prior Id # 1:	47210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINSTOCK DAVID	72158-475	1	1/24/2019	Convenience	10	No	No		
JAGGI MARTA,	60537-143		11/20/2012		572,000	No	No		
INT MEDICAL INS	22349-404		8/31/1992		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2016	1507	Wood Dec	6,500	C				
8/4/2015	1081	Manual	33,000		8/4/2015			Retaining walls.
11/24/2014	1579	Manual	6,500					Replace retaining
11/30/2012	1569	Redo Kit	24,500	C				Replace retaining

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
6/16/2009	Measured	189	PATRIOT
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.52	4			Med. Tr	-10					548,100						548,100	

Total AC/HA: 0.34435 | Total SF/SM: 15000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 548,100 | Spl Credit | Total: 548,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	red/wht		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26547480
Const Adj.:	1.01002502
Adj $ / SQ:	121.425
Other Features:	167500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522298
Depreciation:	137887
Depreciated Total:	384412

COMMENTS

EST GAR MEAS INTER EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	4	HB	

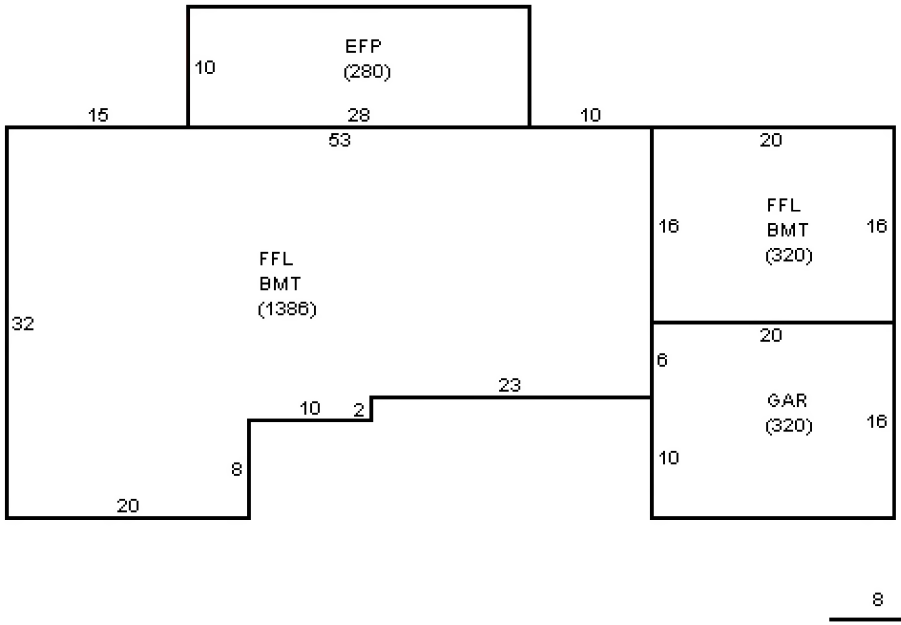
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.57
Special Features:	0	Val/Su Net:	95.81
Final Total:	384400	Val/Su SzAd	225.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,706	48.270	82,343
FFL	First Floor	1,706	121.430	207,152
GAR	Garage	320	23.040	7,373
EFP	Enclos Porch	280	37.320	10,449

Net Sketched Area:	4,012	Total:	307,317
Size Ad	1706	Gross Are	4012	FinArea	2559
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc